

176.0

0007

0016.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
926,600 / 926,600
926,600 / 926,600
926,600 / 926,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82-84		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BAGHDADY CAMILLE S	
Owner 2:	
Owner 3:	

Street 1: 382 MASS AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N

PREVIOUS OWNER	
Owner 1: BAGHDADY SAMI J -	
Owner 2: -	
Street 1: 382 MASS AVE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .183 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1966, having primarily Vinyl Exterior and 2520 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int
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PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R2	TWO FAMIL	100	water	

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		

t		Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	7978	Sq. Ft.	Site	0	70.	0.83	6										461,539						461,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	7978.000	465,100		461,500	926,600		118731
							GIS Ref
							GIS Ref
							Insp Date
							07/07/18



USER DEFINED

Prior Id # 1:	118731
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	17:45:43
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 176.0-0007-0016.A

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

2022	104	FV	465,100	0	7,978.	461,500	926,600		Year end	12/23/2021
2021	104	FV	443,500	0	7,978.	461,500	905,000		Year End Roll	12/10/2020
2020	104	FV	443,500	0	7,978.	461,500	905,000		Year End Roll	12/18/2019
2019	104	FV	346,700	0	7,978.	454,900	801,600		Year End Roll	1/3/2019
2018	104	FV	346,700	0	7,978.	349,500	696,200		Year End Roll	12/20/2017
2017	104	FV	324,600	0	7,978.	329,700	654,300		Year End Roll	1/3/2017
2016	104	FV	324,600	0	7,978.	303,300	627,900		Year End	1/4/2016
2015	104	FV	295,700	0	7,978.	283,500	579,200		Year End Roll	12/11/2014

SALES INFORMATION

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

BAGHDADY SAMI J	1428-17		12/17/2012	Convenience	10	No	No	
	902-186		4/1/1978		58,000	No	No	Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/7/2018									BS	MEAS&NOTICE	Barbara S	
10/23/2008									163	Meas/Inspect	PATRIOT	
4/18/2000									264	Inspected	PATRIOT	
12/23/1999										Mailer Sent		
12/22/1999									243	Measured	PATRIOT	
12/3/1998									PM		Peter M	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																	
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			OF=BMT SINK.																																																																																					
Sty Ht: 2 - 2 Story				A Bath:	Rating:																																																																																								
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																																																								
Foundation: 1 - Concrete				A 3QBth:	Rating:																																																																																								
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																								
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																																																								
Sec Wall:	%			OthrFix: 2	Rating: Fair																																																																																								
Roof Struct: 2 - Hip				OTHER FEATURES																																																																																									
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units 2																																																																																					
Color: WHITE				A Kits:	Rating:																																																																																								
View / Desir:				Fpl:	Rating:																																																																																								
GENERAL INFORMATION				WSFlue:	Rating:																																																																																								
Grade: C - Average				CONDOS INFORMATION																																																																																									
Year Blt: 1966	Eff Yr Blt:			Location:																																																																																									
Alt LUC:	Alt %:			Total Units:																																																																																									
Jurisdct:	Fact: .			Floor:				REMODELING				RES BREAKDOWN																																																																																	
Const Mod:				% Own:				Exterior:	No Unit	RMS	BRS	FL																																																																																	
Lump Sum Adj:				Name:					2	5	3																																																																																		
INTERIOR INFORMATION								Interior:																																																																																					
Avg Ht/FL: STD								Additions:																																																																																					
Prim Int Wal 2 - Plaster								Kitchen:																																																																																					
Sec Int Wall:	%							Baths:																																																																																					
Partition: T - Typical								Plumbing:																																																																																					
Prim Floors: 3 - Hardwood								Electric:																																																																																					
Sec Floors:	%			Total:	31 %			Heating:																																																																																					
Bsmnt Flr: 12 - Concrete								General:																																																																																					
Subfloor:									2	10	6																																																																																		
Bsmnt Gar: 2																																																																																													
Electric: 3 - Typical																																																																																													
Insulation: 2 - Typical																																																																																													
Int vs Ext: S																																																																																													
Heat Fuel: 2 - Gas																																																																																													
Heat Type: 3 - Forced H/W																																																																																													
# Heat Sys: 2																																																																																													
% Heated: 100	% AC:																																																																																												
Solar HW: NO	Central Vac: NO																																																																																												
% Com Wal	% Sprinkled																																																																																												
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																	
SPEC FEATURES/YARD ITEMS																																																																																													
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More: N	Total Yard Items:				Total Special Features:											Total:																																																																													
<p>Sketch dimensions: 30' wide by 42' deep. Areas labeled: SFL, FFL, BMT (1280).</p>																																																																																													
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